

Table of Contents

Table of Contents.....	1
Executive Summary Report.....	3
<i>Sales Sample Representation of Population - Year Built/Ren.....</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area</i>	<i>4</i>
<i>Sales Sample Representation of Population - Grade</i>	<i>5</i>
<i>Comparison of 2002 and 2003 Per Square Foot Values by Year Built/Ren.....</i>	<i>6</i>
<i>Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area</i>	<i>8</i>
<i>Comparison of 2002 and 2003 Per Square Foot Values by Grade</i>	<i>8</i>
<i>Population Summary.....</i>	<i>10</i>
Analysis Process.....	11
<i>Highest and Best Use Analysis.....</i>	<i>11</i>
<i>Special Assumptions, Departures and Limiting Conditions.....</i>	<i>11</i>
<i>Identification of the Area</i>	<i>12</i>
Name or Designation:	12
Boundaries:	12
Maps:	12
Area Description:	12
<i>Preliminary Ratio Analysis</i>	<i>13</i>
<i>Scope of Data.....</i>	<i>13</i>
Land Value Data:	13
Improved Parcel Total Value Data:	13
Land Model	14
<i>Model Development, Description and Conclusions.....</i>	<i>14</i>
<i>Land Value Model Calibration.....</i>	<i>15</i>
<i>Vacant Sales Used In This Physical Inspection Analysis</i>	<i>17</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>19</i>
Improved Parcel Total Value Model:.....	20
<i>Model Development, Description and Conclusions.....</i>	<i>20</i>
<i>Improved Parcel Total Value Model Calibration.....</i>	<i>21</i>
<i>Glossary for Improved Sales.....</i>	<i>22</i>
<i>Glossary for Improved Sales.....</i>	<i>22</i>
<i>Improved Sales Used In This Physical Inspection Analysis</i>	<i>23</i>
<i>Improved Sales Removed From This Physical Inspection Analysis</i>	<i>36</i>
Model Validation.....	38

<i>Total Value Model Conclusions, Recommendations and Validation:</i>	38
<i>Area 41 Physical Inspection Ratio Confidence Intervals:</i>	39
<i>2002 Improved Parcel Ratio Analysis:</i>	41
<i>2003 Improved Parcel Ratio Analysis:</i>	42
USPAP Compliance	43
<i>Client and Intended Use of the Appraisal:</i>	43
<i>Definition and date of value estimate:</i>	43
Market Value.....	43
Highest and Best Use.....	43
Date of Value Estimate.....	44
<i>Property rights appraised:</i>	44
Fee Simple.....	44
<i>Special assumptions and limiting conditions:</i>	44
<i>Departure Provisions:</i>	46

Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

Area Name / Number: Enumclaw / 41

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 361

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$55,400	\$121,600	\$177,000	\$187,200	94.6%	8.97%
2003 Value	\$70,300	\$115,900	\$186,200	\$187,200	99.5%	6.56%
Change	+\$14,900	-\$5,700	+\$9,200		+4.9%	-2.41%
% Change	+26.9%	-4.7%	+5.2%		+5.2%	-26.87%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.41% and -26.87% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$57,600	\$119,400	\$177,000
2003 Value	\$70,800	\$113,800	\$184,600
Percent Change	+22.9%	-4.7%	+4.3%

Number of improved Parcels in the Population: 2953

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

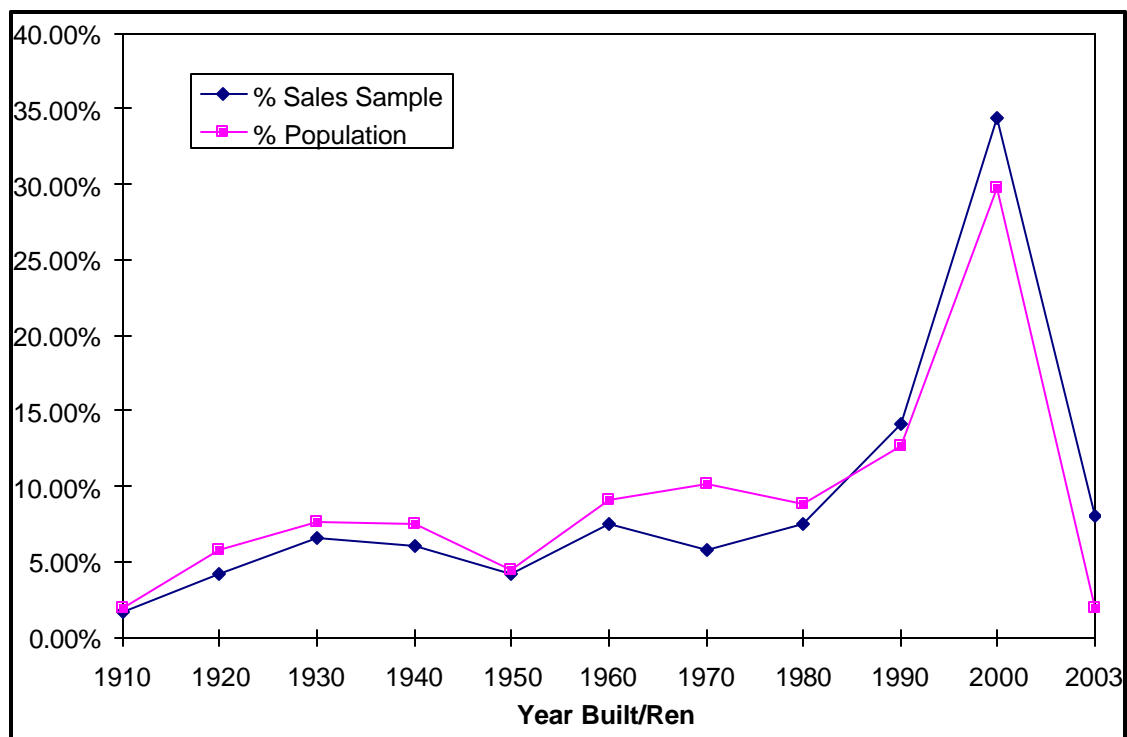
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

Sales Sample Representation of Population - Year Built/Ren

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	6	1.66%
1920	15	4.16%
1930	24	6.65%
1940	22	6.09%
1950	15	4.16%
1960	27	7.48%
1970	21	5.82%
1980	27	7.48%
1990	51	14.13%
2000	124	34.35%
2003	29	8.03%
	361	

Population		
Year Built/Ren	Frequency	% Population
1910	59	2.00%
1920	173	5.86%
1930	227	7.69%
1940	221	7.48%
1950	132	4.47%
1960	269	9.11%
1970	300	10.16%
1980	262	8.87%
1990	375	12.70%
2000	878	29.73%
2003	57	1.93%
	2953	

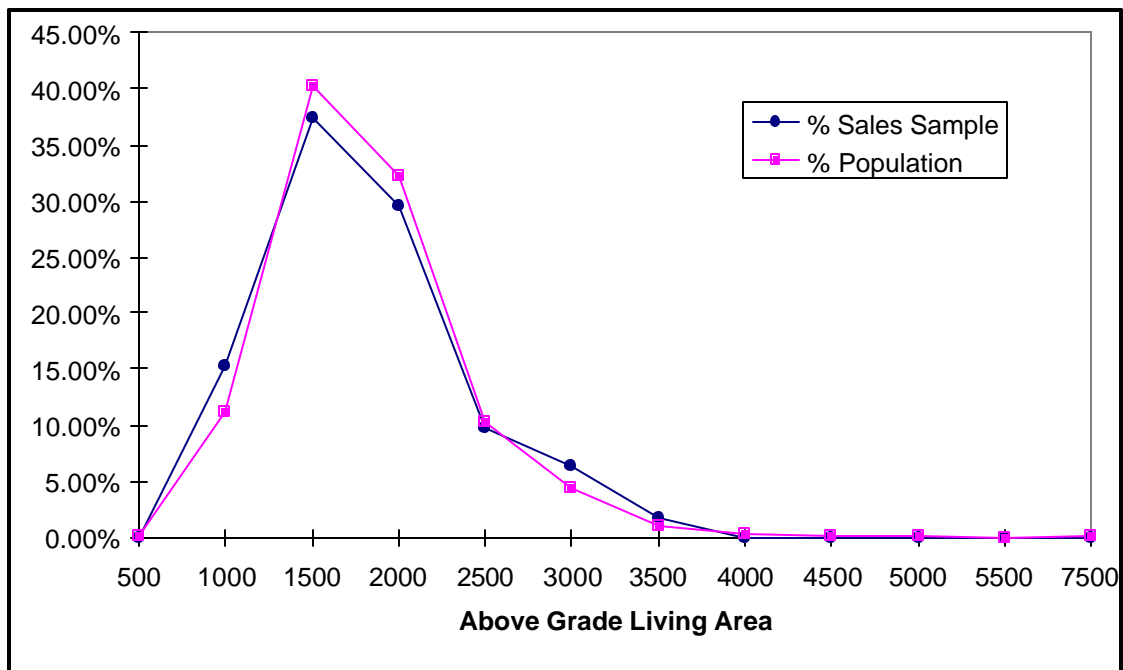


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	55	15.24%
1500	135	37.40%
2000	107	29.64%
2500	35	9.70%
3000	23	6.37%
3500	6	1.66%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	361	

Population		
AGLA	Frequency	% Population
500	5	0.17%
1000	331	11.21%
1500	1190	40.30%
2000	953	32.27%
2500	302	10.23%
3000	129	4.37%
3500	27	0.91%
4000	10	0.34%
4500	4	0.14%
5000	1	0.03%
5500	0	0.00%
7500	1	0.03%
	2953	

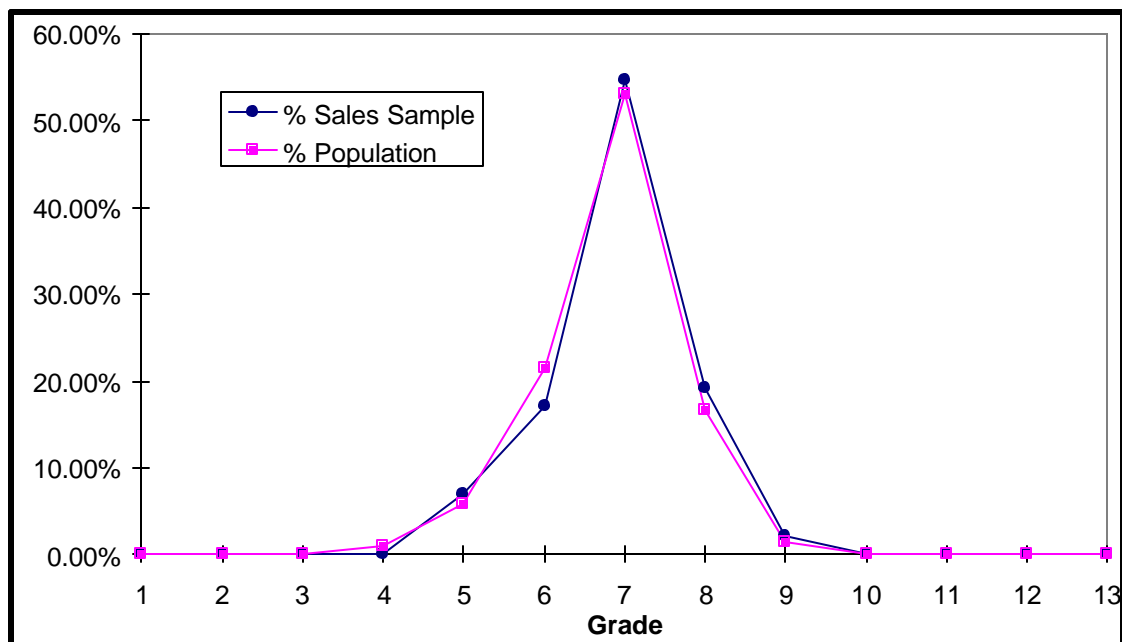


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

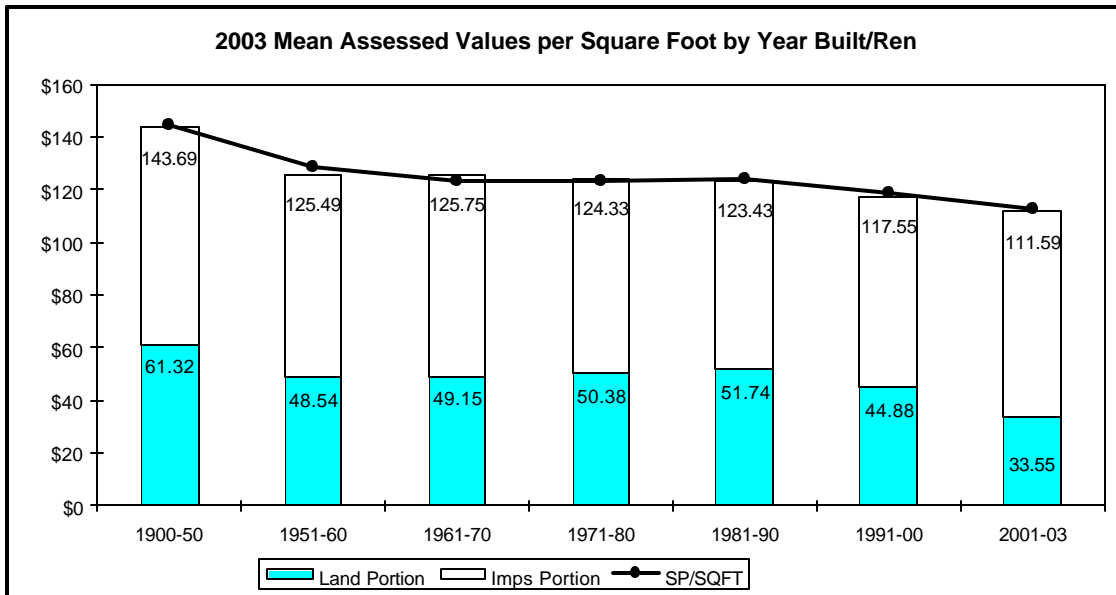
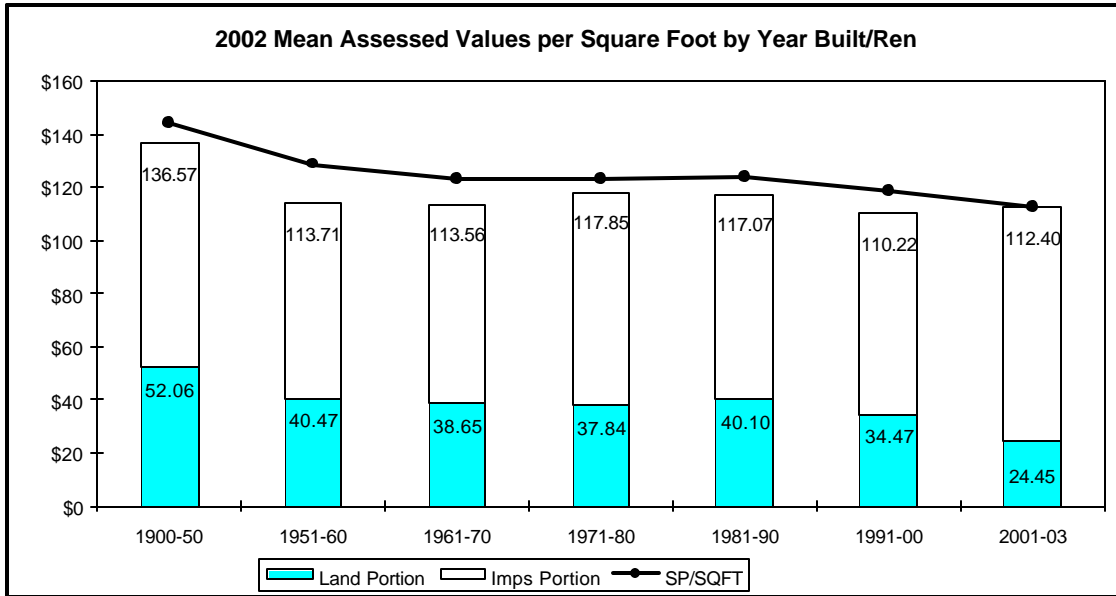
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	25	6.93%
6	62	17.17%
7	197	54.57%
8	69	19.11%
9	8	2.22%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
361		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.10%
4	32	1.08%
5	174	5.89%
6	637	21.57%
7	1564	52.96%
8	495	16.76%
9	45	1.52%
10	2	0.07%
11	1	0.03%
12	0	0.00%
13	0	0.00%
2953		



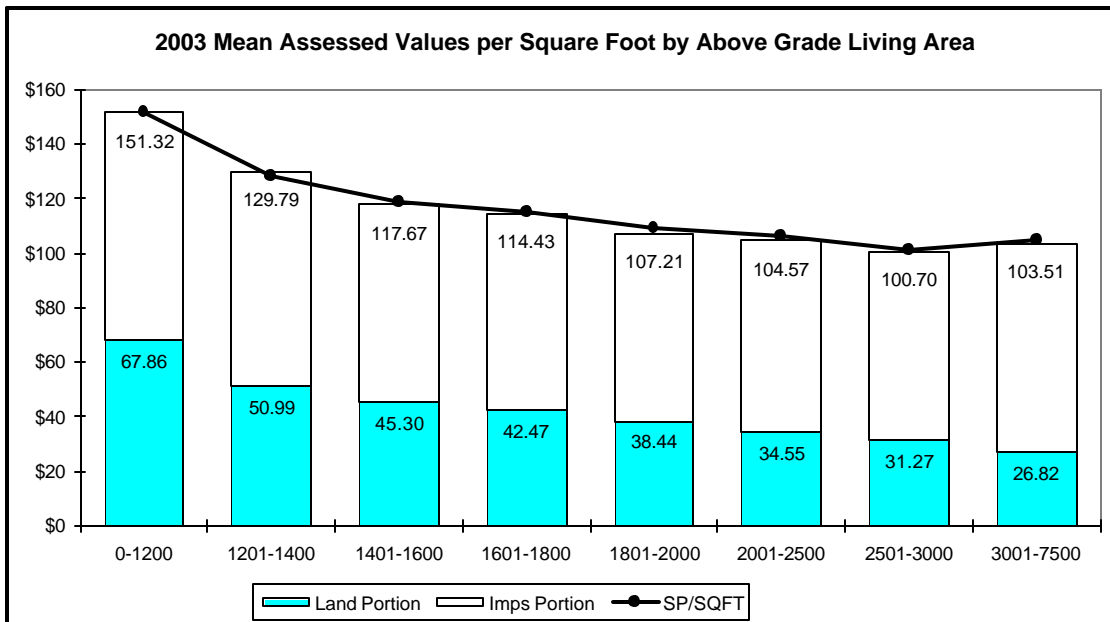
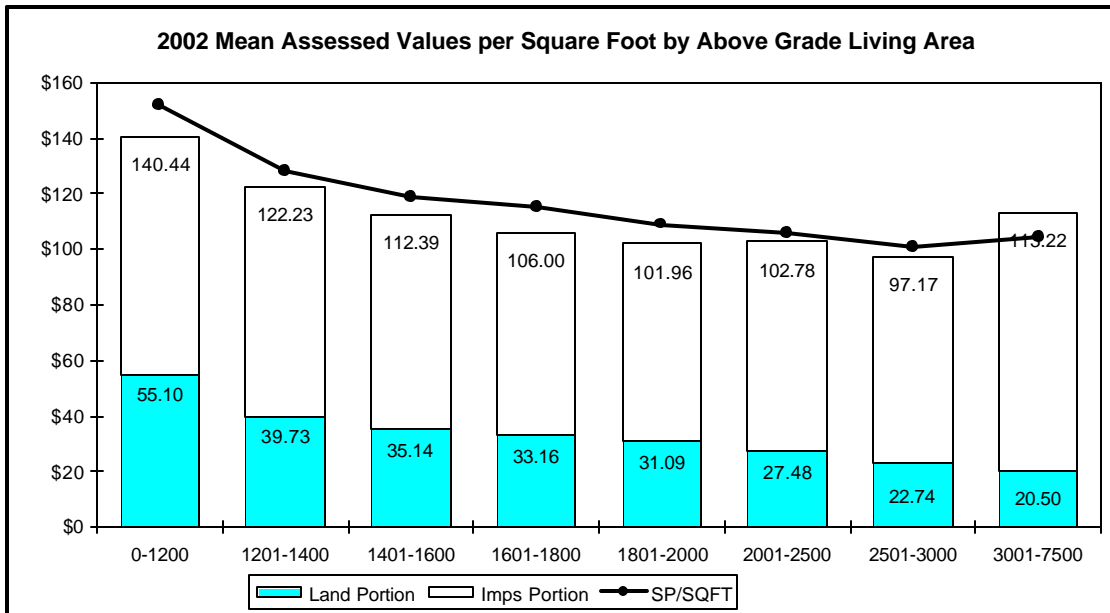
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built/Ren



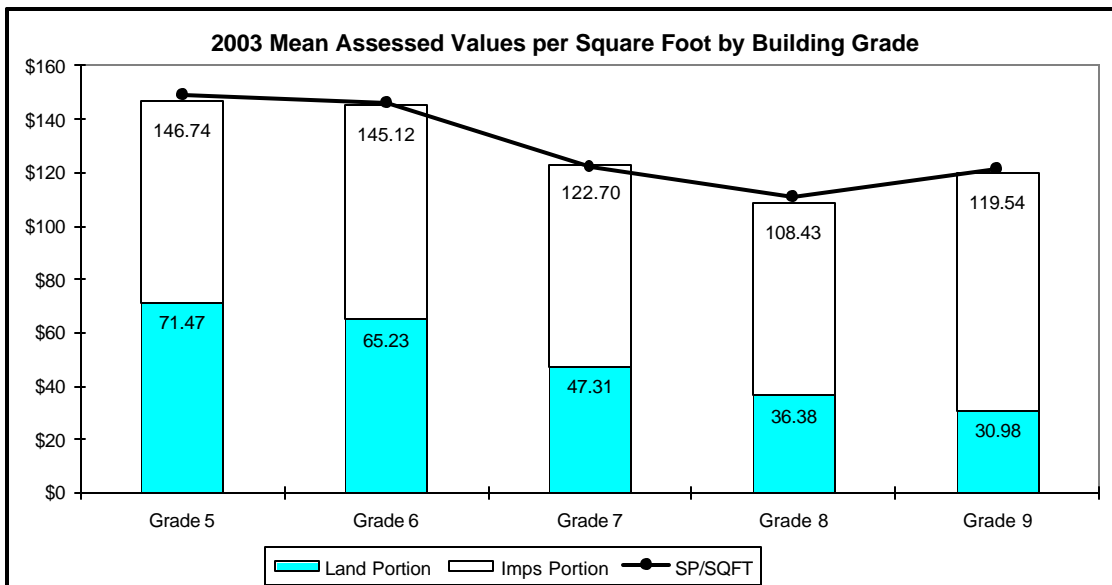
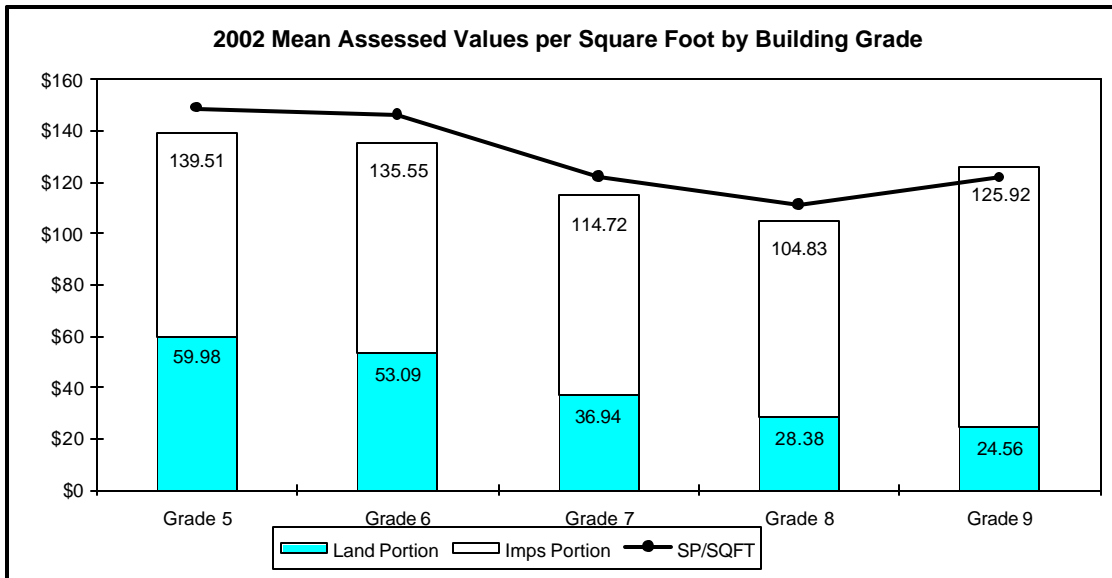
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



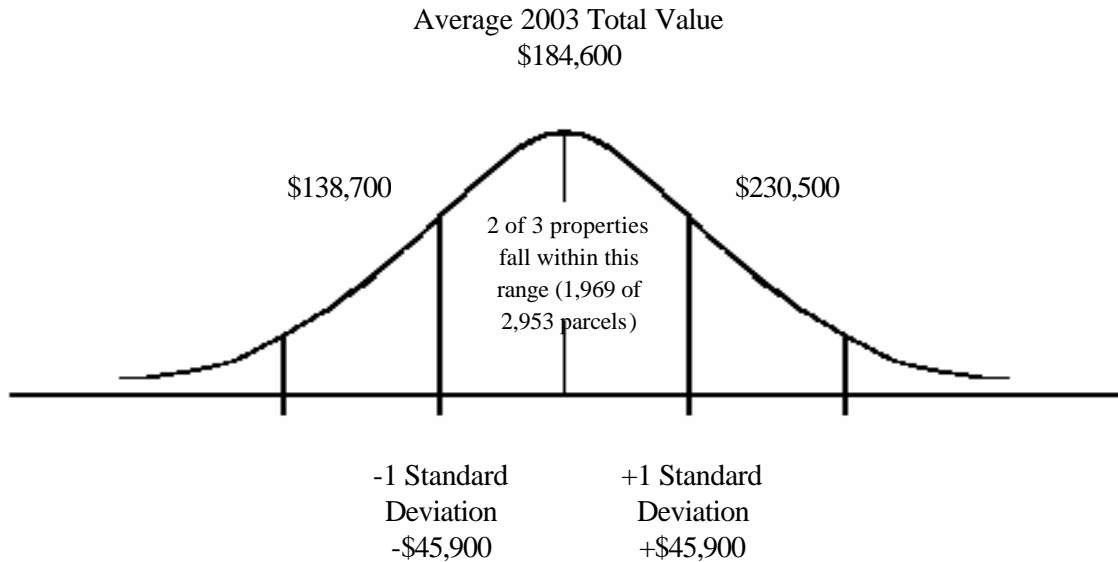
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 1/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Enumclaw

Boundaries:

The northern boundary of Area 41 is SE 424th Street. The western boundary follows south along 244th Avenue SE to Highway 410 (Enumclaw – Buckley Road.) From there the southern boundary then follows Highway 410 NE to Warner Road, then east on Warner Road to 284th Avenue SE. The boundary then goes south to SE 464th Street, then east below the King County Fair Grounds, then north along the eastern perimeter of the Fair Grounds and the Enumclaw Golf Course and continuing north to SE 424th Street.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Situated between the plateau farmlands and the Cascade Mountains in southeast King County is the rural community known as area 41. Approximately two-thirds of the 3256 residential parcels are located within the City limits of Enumclaw and the balance in unincorporated King County. Services such as major department store shopping and entertainment needs require travel outside the area to Auburn or Bonney Lake in Pierce County. In general, services such as police, fire, schools and other small business activities are available.

Approximately 7% of the residential parcels in the area are vacant land. The parcels located in unincorporated King County are primarily acreage in nature and the long term use would be farming and pasture land. Lot sizes in area 41 range from less than 3500 square feet to roughly 80 acres. The primary view characteristics are of Mt. Rainier and the Cascade foothills. Several plats have good views from each lot, which is considered in the base land value. The Newaukum Creek runs across the northwestern portion of the area, with the Boise Creek at the southwestern portion. Environmental and sensitive area restrictions addressed include wetlands, stream, one hundred year flood plain and proximity to the Enumclaw landfill.

The entire area is serviced by a Water District and the parcels located within the city limits are on public sewer. Approximately 1,236, or 38%, of the homes in the area have been built within the last 20 years, with 1,063, or 32%, of the homes being built since 1990. A large part of the construction took place between the years of 1990 to 1995, when 859 single family residences were built. The rapid development led to shortages with water and sewer availability. In response, the city implemented a water moratorium in April 1995. Development of new plats and single family residences dropped dramatically to only 5% since 1996. The City of Enumclaw is currently in a state of moratoria for the subdivision of residential property and for residential sewer hook-ups associated with the subdivision of such property. However, Ordinance 2093, approved April 8, 2002, set aside seventy-six (76) single family sewer/water utility allocations – one for each of the existing vacant residential-zoned lots of record. This allows for the development of one single family home on each of those lots. Note that the parcel must have legal access with a minimum 20' strip of land fronting on a road. Lots created through the few subdivisions allowed during the moratorium have been allocated utilities from a different pool. The City will allocate

one “single family equivalent” utility from the first-mentioned pool to vacant residential lots at the time of building permit application. The City anticipates that these utility set-asides will be sufficient to allow for a single family home to be built on each of the City’s remaining vacant residential-zoned parcels.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.97% to 6.56%.

Scope of Data

Land Value Data:

Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land. Due to the lack of sales of acreage parcels, land sales were included from the surrounding area of 40-1 from Townships 19 and 20. It was not necessary to use either the “Allocation” method or the “Land Extraction” method.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 3256 parcels in Area 41 with two market segments. The major segment is within the city limits of Enumclaw. There were sufficient vacant sales over the two year period in Enumclaw to establish a basis for land valuation for that market. The second segment is the acreage parcels located just outside the city limits, in unincorporated King County. There were insufficient vacant acreage sales in this area alone to establish a reliable valuation basis. Therefore additional acreage sales in neighboring Townships 19 & 20 were considered. By expanding parameters to include these adjacent area sales, there were sufficient sales for the two market segments on which to reach a conclusion.

Vacant sales were analyzed and land models developed from the direct sales comparison approach. Plats which were generally homogeneous in age, improvement size and site size are listed on the following page and were valued by the base site value method. All other sites, whether situated in plats or on tax lots, were valued utilizing the Land Value Model Calibration below. Adjustments were made for factors affecting value such as views, topography, traffic noise, access problems, wetlands and/or streams and percolation problems.

The city of Enumclaw is currently to near capacity in regards to its sewage treatment plant. As a result, the city has allocated only one sewer hook-up for each existing vacant site. Larger sites which might be platted or subdivided into multiple sites per current zoning regulations are being prohibited from subdivision due to this restriction. Consequently, these sites were valued as single sites, and not with regards to their potential for multiple sites. Many larger sites whose previous values reflect their potential for multiple sites now show reductions in values to correspond with their current values as single sites.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

<u>Acres</u>	<u>SqFt</u>	<u>Value</u>	<u>Acres</u>	<u>SqFt</u>	<u>Value</u>
.07	3,000	\$53,000	.32	14,000	\$67,000
.09	4,000	\$55,000	.37	16,000	\$68,000
.11	5,000	\$57,000	.41	18,000	\$69,000
.16	7,000	\$61,000	.46	20,000	\$70,000
.20	9,000	\$64,000	.50	21,780	\$71,000
.23	10,000	\$65,000	.75	32,670	\$75,000
.28	12,000	\$66,000	1.0	43,560	\$80,000

2 Ac.	\$90,000	6 Ac.	\$127,000	10 Ac.	\$155,000	14 Ac.	\$175,000
3 Ac.	\$100,000	7 Ac.	\$134,000	11 Ac.	\$160,000	15 Ac.	\$180,000
4 Ac.	\$110,000	8 Ac.	\$141,000	12 Ac.	\$165,000	20 Ac.	\$205,000
5 Ac.	\$120,000	9 Ac.	\$148,000	13 Ac.	\$175,000	40 Ac.	\$305,000

40.01-100Ac \$305,000 + \$2,500/acre over 40 acres

Land Value Adjustments:

<u>Traffic/Noise</u>	<u>Mt. Rainier Views</u>	<u>Cascade Views</u>	<u>Territorial</u>
<u>Views</u>			
Moderate... -\$3,000	Average.....\$5,000	Average....\$2,000	Good.....\$2,000
High.....-\$6,000	Good.....\$10,000	Good.....\$4,000	Excellent..\$5,000
	Excellent...\$15,000	Excellent...\$8,000	

Topography.....-5 to -25%
Wetlands & Streams-5 to -45%
Access.....-5 to -50%
No Perc.....-50%
Lots abutting Enumclaw landfill...-5%

Plat Values

Older Plats:

The typical house is grade 6 & 7, built prior to 1970.....\$55,000-70,000

Newer Plats:

The typical house is grade 7-9, built in the 1970's to present....\$70,000-95,000

Specific Plats valued at Base Lot Value:

Plat	Major	Value
Alpine Ridge	019270	\$70,000
Babbs Addition	034940	\$70,000
Berilla Estates #1	076680	\$73,000
Berilla Estates #2	076681	\$73,000
Boisjolie Add #3	089902	\$70,000
Broos 1st Add	116340	\$72,000
Chinook Winds	156590	\$75,000
Clovercrest at Enumclaw Add	164500	\$68,000
Fairway Hills #1	246880	\$70,000
Farnams 1st Add	248210	\$70,000
Flensted Add #1	257190	\$75,000
Flensted Add #2	257191	\$75,000
Flensted Add #3	257192	\$75,000
Four Forty East	261700	\$65,000
Gaydeski Add to Enumclaw	272290	\$63,000
Griffel Add to Enumclaw	293810	\$64,000
Griffel 2nd Add to Enumclaw	293820	\$64,000
Hensel-Kirkman Subdiv to Enumclaw	325750	\$64,000
Jensen Karl Add to Enumclaw	369830	\$69,000
Jensen-Peterson Add	369870	\$64-67,000
Kavera Estates	379730	\$75,000
Kavera Estates #2	379731	\$75,000
Meadows at Enumclaw Phase 1	541610	\$83,000
Meadows at Enumclaw Phase 2	542281	\$83,000
Meadows at Enumclaw Phase 3	542282	\$83,000
Melody Park #1	543780	\$70,000
Melody Park #2	543781	\$70,000
Melody Park #3	543782	\$83,000
Miller Meadows	553110	\$70,000
Mt. Peak Village	570238	\$70,000
North Hillcrest Trs	614200	\$65,000
North Hillcrest Trs #1	614210	\$66-69,000
PJ's Add #2	659900	\$70,000
Pinnacle Estates	680220	\$70,000
Pinnacle Estates #2	680221	\$70,000
Rainier Trails	713820	\$75,000
Rainier Trails #2	713821	\$75,000
Rasmussen Add to Enumclaw	716470	\$70-73,000
Scandia Court	757550	\$70,000
Sierra Vista Trs	779200	\$70,000
Summer Glen	807805	\$75,000
Summer Street	807849	\$75,000
Sun Mountain	809160	\$70,000
Takoba	855680	\$91-95,000
Terry Lane	855880	\$75,000
Willowgate	943290	\$75,000
Yexas Add to Town of Enumclaw	981470	\$59-64,000

Vacant Sales Used In This Physical Inspection Analysis
Area 41

Area-Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
40-1	032006	9085	10/5/2001	138,000	396396	Y	N
40-1	052006	9019	12/4/2001	125,000	409028	N	N
40-1	052006	9073	1/26/2001	110,000	436313	Y	N
40-1	052007	9094	2/27/2002	125,000	229561	Y	N
40-1	061907	9092	3/8/2002	78,000	221720	Y	N
40-1	062006	9009	7/3/2001	195,000	688683	Y	N
40-1	072006	9054	4/15/2002	135,000	217800	Y	N
40-1	082007	9014	9/28/2001	135,000	217364	Y	N
40-1	092006	9038	7/5/2001	110,000	45302	N	N
40-1	092007	9018	9/13/2001	358,000	2729496	N	N
40-1	122006	9004	2/4/2002	300,000	1758517	Y	N
40-1	122006	9020	5/21/2002	325,000	1677060	Y	N
40-1	162006	9050	6/17/2002	74,000	24000	Y	N
40-1	172006	9135	5/21/2001	225,000	217800	Y	N
40-1	182006	9003	4/3/2002	285,000	847677	Y	N
40-1	182006	9079	5/14/2001	140,000	454671	Y	N
40-1	202006	9028	8/26/2002	137,500	187308	Y	N
40-1	272006	9006	8/22/2002	113,000	210394	Y	N
40-1	312007	9075	1/23/2002	57,000	130680	N	N
40-1	605500	0020	4/26/2001	85,000	44417	N	N
41-3	132006	9059	4/5/02	70000	86248	Y	N
41-3	132006	9170	6/25/02	85000	12899	N	N
41-3	142006	9140	4/4/01	94000	137214	Y	N
41-3	162006	9050	6/17/02	74000	24000	Y	N
41-3	172006	9135	5/21/01	225000	217800	Y	N
41-3	192007	9108	11/9/01	135000	217800	N	N
41-3	232006	9336	2/22/01	21000	10468	N	N
41-3	392501	0020	2/21/01	72000	9514	N	N
41-3	392501	0030	6/13/01	72500	9513	N	N
41-3	392501	0040	6/13/01	72500	9512	Y	N
41-3	392501	0050	2/21/01	72000	9511	Y	N
41-3	426600	0020	2/19/02	72000	10800	Y	N
41-3	426600	0030	8/8/01	69900	11205	N	N
41-3	542282	0110	11/26/01	274750	8896	Y	N
41-3	542282	0140	12/24/01	70000	9891	N	N
41-3	542282	0160	6/15/01	70000	9903	Y	N
41-3	855680	0070	2/20/01	94000	17009	N	N
41-3	855680	0100	3/28/02	95000	23994	N	N
41-3	855680	0130	4/9/02	95000	16721	N	N
41-3	855680	0140	7/10/02	93000	15963	N	N
41-3	855680	0150	7/29/02	92000	12526	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 41

Area-Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
41-3	855680	0160	5/16/02	90000	17818	N	N
41-3	855680	0170	4/12/02	91000	12159	N	N
41-3	855680	0190	3/19/01	95000	20279	N	N
41-3	855680	0200	11/14/01	95000	20330	N	N
41-3	855680	0240	9/25/02	93000	10951	N	N
41-3	866100	0032	1/8/02	65000	8876	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 41***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	232006	9336	02/22/01	21000	NON-REPRESENTATIVE SALE
003	192007	9007	01/17/02	150000	NO MARKET EXPOSURE
003	076681	0440	8/13/01	188000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	192007	9007	1/17/02	150000	NO MARKET EXPOSURE
003	392501	0010	1/4/01	55000	PRESALE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 41 consists of properties in and around downtown Enumclaw. It is desirable as an established community with affordable, average quality homes suitable for first time home buyers. Sales of homes in this area were representative of the area's population and provided a basis for a multiplicative model with the Assessor's RCN (Replacement Cost New) as an independent variable.

Properties in fair or poor condition, grade 4 or below, grade 9 and above, homes with less than 600 square feet or more than 3,000 square feet and homes built in 1998 and parcels with more than one improvement were considered exceptions. In the valuation of these exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools. Mobile homes were also considered as exception parcels. There were no mobile home sales. Mobile homes were valued using the "Boecke" 2002 Mobile-Manufactured Housing Cost Guide adjusted with regional multipliers. An additional \$18,000 was added to the "Boecke" model for on site development costs, which account for the septic, water, power and excavation that make the site usable. This resulted in an overall change of approximately 1.07%. There were a total of 21 properties with mobile homes as the main residence in Area 41.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

FORMULA:

<u>VARIABLE</u>	<u>COEFFICIENT</u>
Intercept	1.352893
+ If in “Flensted #2 & 3” (Plats 257191 & 257192) 1 *	0.02787289
+ If in “Takoba” (Plat 855680)	1 * 0.07077817
+ If in “Melody Park #1-3” (Plats 543780-782)	1 * -0.03749742
+ LN(Base Land/1000)	* 0.4947732
+ LN(TotalRCN/1000)	* 0.3827214
+ LN(Age+1)	* -0.04528383
+ If Max (YrBuilt,YrRen))>1998	1 * 0.0227089
+ If Condition =4 (Good)	1 * 0.0276062
+ If Condition = 5 (Very Good)	1 * 0.0612739
+ LN((Half Floor/100)+1)	* 0.03194131

Then, $\text{EXP}(\text{Total}) * 1000 = \text{EMV}$

Then, truncate EMV to the lower 1000

EMV Plat Adjustment:

Major 807805, “Summer Glen”

All homes valued at Imp EMV x 1.10

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis Area 41

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
003	981470	0145	9/9/01	109000	600	0	5	1912	4	6000	N	N	2045 HILLCREST
003	559590	0160	3/1/02	121500	650	0	5	1910	5	5751	N	N	1531 LAFROMBOISE ST
003	370190	0052	8/9/02	120000	680	0	5	1945	4	4043	N	N	1248 ELMONT AV
003	242006	9429	1/29/01	105000	700	0	5	1937	4	6000	N	N	1959 DIVISION ST
003	559590	0325	4/20/01	90000	720	0	5	1926	4	5472	N	N	1460 LAFROMBOISE ST
003	866100	0075	8/28/02	149000	780	0	5	1930	5	13550	N	N	1929 LORAIN ST
003	866100	0091	7/13/01	130500	780	0	5	1918	5	13545	N	N	2541 KIBLER AV
003	802920	0445	3/20/02	124300	790	0	5	1942	4	3600	N	N	1982 LAFROMBOISE ST
003	559590	0210	10/3/02	132000	800	0	5	1918	5	10227	N	N	2016 INITIAL AV
003	559590	0405	6/27/01	132000	800	0	5	1944	5	6392	N	N	1429 PIONEER ST
003	771010	0192	4/20/01	125000	800	0	5	1921	5	4152	N	N	1766 1/2 PIONEER ST
003	570650	0335	6/11/02	138800	840	0	5	1928	5	4167	N	N	3003 DIVISION ST
003	570650	0845	5/29/02	120000	850	0	5	1921	5	5400	N	N	2935 FREDRICKSON ST
003	191730	0165	11/29/01	120000	880	0	5	1923	3	5344	N	N	1439 DAVIS AV
003	601850	0015	2/23/01	130500	890	0	5	1935	3	6430	N	N	1059 LAFROMBOISE ST
003	252006	9038	8/6/01	125000	940	0	5	1921	4	41348	Y	N	143 BLAKE ST
003	242006	9333	8/14/01	107000	960	0	5	1931	3	9735	N	N	1432 MCHUGH AV
003	866100	0110	7/31/02	153500	990	0	5	1920	5	13545	N	N	1945 FLORENCE ST
003	191730	0240	4/18/02	139000	1010	0	5	1900	5	5335	N	N	1506 DAVIS AV
003	191730	0325	10/30/02	95000	1060	0	5	1928	2	10688	N	N	1344 DAVIS AV
003	232006	9187	11/14/01	144500	1060	0	5	1952	4	18512	N	N	44106 244TH AV SE
003	866100	0060	7/13/01	138000	1080	0	5	1928	5	8550	N	N	1909 LORAIN ST
003	132006	9070	6/20/02	214000	1190	0	5	1929	5	46762	Y	N	42702 268TH AV SE
003	089800	0025	8/28/02	165000	1300	0	5	1926	4	10328	N	N	1048 PIONEER ST
003	570650	0550	10/1/02	160000	1450	0	5	1925	5	5000	N	N	2919 DIVISION ST
003	800510	0316	11/8/01	115000	580	0	6	1938	3	3115	N	N	1519 MARSHALL AV
003	089800	0055	6/19/01	132000	704	0	6	1938	5	6450	N	N	1068 PIONEER ST
003	191730	0015	8/10/01	127000	770	0	6	1930	5	6000	N	N	1215 DAVIS AV

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	601850	0100	2/11/02	130000	770	0	6	1947	4	6167	N	N	1115 LAFROMBOISE ST
003	771010	0183	7/25/02	147000	770	0	6	1915	5	6909	N	N	1765 HARDING ST
003	242006	9165	5/18/01	124950	800	0	6	1940	3	3751	N	N	2007 FELL ST
003	561510	0310	8/28/02	146500	800	0	6	1958	4	12000	N	N	1402 CHINOOK AV
003	132006	9068	12/27/01	125000	830	0	6	1944	4	28115	Y	N	43018 268TH AV SE
003	570650	0245	10/22/01	142500	840	0	6	1940	5	6400	N	N	1956 LOWELL AV
003	089800	0115	2/20/02	135000	850	0	6	1926	3	7729	N	N	1152 PIONEER ST
003	232006	9160	6/10/02	125000	860	0	6	1947	4	5773	N	N	3162 DIVISION ST
003	570650	0045	9/24/01	110000	860	0	6	1937	3	6500	N	N	3015 FREDRICKSON ST
003	800510	0481	4/2/02	128500	860	0	6	1950	4	5097	N	N	1715 MARSHALL AV
003	132006	9155	6/6/02	149950	870	0	6	1952	5	10485	N	N	26417 SE 427TH ST
003	132006	9050	4/17/02	150000	880	0	6	1923	5	7924	Y	N	26444 SE 432ND ST
003	262006	9077	7/23/02	130000	880	0	6	1940	4	7648	N	N	649 MYRTINE ST
003	132006	9191	10/24/02	225000	900	0	6	1920	4	98010	N	N	42707 268TH AV SE
003	601850	0175	12/27/01	152000	900	0	6	1927	5	6450	N	N	1154 LAFROMBOISE ST
003	242006	9133	10/27/02	155000	910	600	6	1924	4	9373	N	N	1926 WASHINGTON AV
003	132006	9200	7/30/02	160000	920	0	6	1979	4	28643	Y	N	43110 268TH AV SE
003	191730	0340	8/15/01	135900	920	0	6	1909	3	5374	N	N	1402 DAVIS AV
003	089800	0080	7/25/01	133500	940	0	6	1939	4	6400	N	N	1106 PIONEER ST
003	800510	0430	3/29/01	142000	950	0	6	1918	5	4565	N	N	1639 MARSHALL AV
003	242006	9163	7/11/01	128900	960	0	6	1910	5	3500	N	N	1627 GRIFFIN AV
003	242006	9234	2/25/02	90000	970	0	6	1910	3	5500	N	N	1619 GRIFFIN AV
003	809160	0090	12/14/01	125000	980	0	6	1988	3	9213	N	N	1490 SEMANSKI ST
003	132006	9245	11/26/02	169900	1000	0	6	1991	3	10399	N	N	3360 MCHUGH PL
003	132006	9248	8/28/02	147500	1000	0	6	1988	3	8400	N	N	1639 SE 432ND ST
003	561510	0290	11/27/02	148000	1000	0	6	1959	4	6000	N	N	1428 CHINOOK AV
003	089800	0175	9/25/02	149000	1010	0	6	1938	3	7718	N	N	1240 PIONEER ST
003	543780	0280	11/19/01	139900	1010	0	6	1972	4	7887	N	N	761 A CT
003	757550	0090	8/17/01	142500	1010	0	6	1990	3	9934	N	N	405 JOHNSON ST
003	757550	0140	5/23/01	142900	1010	0	6	1991	3	8400	N	N	314 JOHNSON ST

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	543782	0250	1/26/01	134000	1020	0	6	1983	3	10346	N	N	2465 SCANDIA CT
003	771010	0083	4/30/01	137000	1020	0	6	1987	3	8437	N	N	1931 GARFIELD ST
003	242006	9520	8/9/01	168000	1030	0	6	1926	4	29511	N	N	1949 LOWELL AV
003	034940	0220	10/15/02	140000	1060	0	6	1981	3	7269	N	N	732 NATALIE PL
003	089902	0130	6/26/02	147500	1060	0	6	1984	4	8616	N	N	2720 MAY CT
003	809160	0190	11/1/02	155000	1060	0	6	1987	3	9480	N	N	2990 SUN MOUNTAIN DR
003	809160	0250	8/13/02	151800	1060	0	6	1987	3	8642	N	N	2950 SUN MOUNTAIN DR
003	543782	0280	12/17/02	155000	1080	0	6	1983	4	8050	N	N	522 HARMONY LN
003	543782	0330	3/19/01	135500	1080	0	6	1981	3	8150	N	N	2456 D CT
003	232006	9190	4/2/01	145000	1090	0	6	1952	4	9184	N	N	2232 MCHUGH AV
003	242006	9514	4/18/02	164000	1090	0	6	1964	5	10780	N	N	3143 DIVISION ST
003	757550	0030	5/21/01	145000	1090	0	6	1990	3	8410	N	N	2256 SCANDIA AV
003	757550	0130	9/5/02	152950	1090	0	6	1991	3	8400	N	N	310 JOHNSON ST
003	757550	0170	10/29/01	144950	1090	0	6	1991	3	8400	N	N	410 JOHNSON ST
003	809160	0260	12/18/02	150000	1120	0	6	1987	3	8424	N	N	2894 SUN MOUNTAIN DR
003	809160	0310	8/15/01	145000	1120	0	6	1987	3	8524	N	N	2875 ELMONT AV
003	242006	9324	4/2/01	201500	1140	1140	6	1916	5	8285	N	N	1850 WASHINGTON AV
003	089800	0105	9/7/01	159500	1180	200	6	1927	4	7729	N	N	1138 PIONEER ST
003	242006	9246	12/13/01	169000	1180	0	6	1932	5	20278	N	N	1938 MCHUGH AV
003	370190	0025	12/10/02	163500	1200	0	6	1938	5	6450	N	N	1233 PIONEER ST
003	716470	0050	4/16/02	152000	1250	0	6	1987	3	10400	N	N	1556 SEMANSKI ST
003	242006	9145	6/12/01	140000	1270	0	6	1912	4	5000	N	N	1207 PORTER ST
003	019270	0140	2/25/02	182500	1310	0	6	1917	5	17998	N	N	1344 ALPINE PL
003	089902	0100	1/2/01	140000	1400	0	6	1984	3	8508	N	N	2763 MAY CT
003	570650	0385	9/26/01	144500	1400	0	6	1941	4	9600	N	N	1935 WILSON AV
003	132006	9083	9/11/01	173000	1440	0	6	1932	4	32032	Y	N	26318 SE 429TH ST
003	543782	0300	6/7/02	145000	1440	0	6	1981	3	8150	N	N	2455 D CT
003	719580	0023	4/26/02	161000	1580	0	6	1914	4	5413	N	N	2024 WELLS ST
003	242006	9441	11/1/01	207000	1840	0	6	1900	5	67169	Y	N	26815 SE 432ND ST
003	242006	9205	1/23/01	119000	750	0	7	1947	3	8705	N	N	1348 MARION ST

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	242006	9449	10/15/02	139900	870	0	7	1953	4	4850	N	N	1310 LINCOLN AV
003	242006	9298	8/8/01	169000	890	470	7	1985	3	5490	N	N	1403 FRANKLIN ST
003	800610	0425	3/12/02	142000	900	0	7	1918	4	6500	N	N	1155 PORTER ST
003	089800	0345	10/24/02	148000	920	0	7	1963	5	7493	N	N	1051 HARDING ST
003	981570	0020	9/25/01	128500	940	0	7	1926	4	5400	N	N	2235 PORTER ST
003	601850	0005	2/21/02	144000	1000	0	7	1927	4	6430	N	N	1081 LAFROMBOISE ST
003	164500	0050	6/18/01	148500	1010	0	7	1968	3	7300	N	N	1816 CLOVERCREST ST
003	164500	0170	11/28/01	158350	1010	0	7	1968	4	7500	N	N	1964 MCKINLEY ST
003	164500	0200	2/22/02	154000	1010	0	7	1968	3	7600	N	N	1920 MCKINLEY ST
003	543780	0100	3/7/01	135000	1030	0	7	1968	4	9107	N	N	710 CHARWILA LN
003	242006	9266	9/12/02	155000	1050	0	7	1953	3	12689	N	N	1340 MERRITT AV
003	981570	0015	5/21/02	125000	1050	0	7	1931	3	5400	N	N	2245 PORTER ST
003	543782	0180	3/26/01	145000	1070	0	7	1983	4	8352	N	N	359 HARMONY LN
003	076680	0440	7/17/01	164900	1090	310	7	1992	3	8447	N	N	2924 ELMONT AV
003	232006	9131	6/11/01	159830	1090	0	7	1985	3	18703	N	N	2771 MCHUGH AV
003	559590	0120	5/30/02	162600	1120	500	7	1920	4	6382	N	N	1540 LAFROMBOISE ST
003	800510	0571	8/27/01	154500	1120	360	7	1925	4	5325	N	N	1736 WASHINGTON AV
003	543780	0210	5/22/02	169000	1130	0	7	1972	4	8101	N	N	746 MELODY LN
003	164500	0690	5/1/02	157900	1140	0	7	1967	4	8216	N	N	1933 MCKINLEY ST
003	034940	0310	5/13/02	169950	1150	380	7	1980	3	8156	N	N	864 NATALIE PL
003	237280	0020	9/19/01	179000	1150	0	7	1955	5	9126	N	N	1214 HARDING ST
003	237280	0040	5/13/02	149500	1150	0	7	1956	3	9126	N	N	1148 HARDING ST
003	543780	0160	10/2/01	146000	1150	0	7	1972	4	9122	N	N	2509 B CT
003	779200	0065	7/13/01	183000	1150	1150	7	1967	5	28800	Y	N	45021 281ST AV SE
003	981470	0135	5/22/02	170000	1160	470	7	1928	5	6000	N	N	2037 JAMES ST
003	242006	9486	4/26/01	165000	1164	0	7	1916	3	8580	N	N	1440 FRANKLIN ST
003	232006	9156	9/12/01	239999	1170	0	7	1917	3	112384	Y	N	24515 SE 440TH ST
003	242006	9482	10/28/02	175000	1170	0	7	1960	5	9520	N	N	1468 MERRITT AV
003	034940	0320	4/23/01	149950	1180	0	7	1980	4	6970	N	N	888 NATALIE PL
003	680221	0480	10/23/01	174000	1180	390	7	1991	3	8094	N	N	909 BAYSINGER PL

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	680221	0330	10/8/02	186000	1190	240	7	1992	3	8470	N	N	907 OLSEN PL
003	543781	0230	11/15/01	142500	1200	0	7	1978	4	9983	Y	N	612 C CT
003	570238	0780	3/1/02	172500	1200	340	7	1991	3	6687	N	N	124 JEWELL ST
003	680220	0170	9/24/01	161000	1200	0	7	1990	3	9044	N	N	707 BATHKE AV
003	680220	0610	9/24/02	176650	1210	0	7	1991	3	8512	N	N	708 BATHKE AV
003	076681	0260	11/14/02	179950	1220	0	7	1996	3	9043	N	N	1115 ISABELLE CT
003	680220	0450	10/31/01	159500	1220	0	7	1991	3	8310	N	N	700 WALLACE AV
003	191730	0285	9/20/01	150900	1230	0	7	1919	5	5405	N	N	1308 DAVIS AV
003	680220	0120	2/5/02	177500	1230	550	7	1991	3	9225	N	N	408 SCHMID ST
003	680220	0590	7/9/02	176300	1250	0	7	1990	3	8500	N	N	405 SCHMID ST
003	034940	0250	4/9/02	167000	1260	0	7	1979	4	9271	N	N	776 NATALIE PL
003	076680	0070	10/23/01	163900	1260	0	7	1993	3	8850	N	N	1201 BERILLA DR
003	076681	0110	5/20/02	182500	1280	0	7	1990	3	8436	N	N	1152 FARRELLY ST
003	543782	0370	11/12/01	155000	1280	0	7	1979	4	8285	N	N	2507 HARMONY LN
003	802920	0370	3/22/02	171950	1290	400	7	1931	4	7198	N	N	1904 LAFROMBOISE ST
003	089800	0250	3/26/01	174500	1296	0	7	1928	3	5160	N	N	2235 LINCOLN AV
003	232006	9253	5/11/01	145000	1300	0	7	1963	4	7040	N	N	1337 LAFROMBOISE ST
003	543781	0040	9/11/01	152000	1300	0	7	1977	4	7500	N	N	2362 PARAMOUNT DR
003	543781	0360	1/2/02	161500	1300	0	7	1980	4	7735	N	N	2333 PARAMOUNT DR
003	680221	0110	12/13/02	171950	1300	0	7	1991	3	8410	N	N	403 BERNINGER ST
003	076400	0090	7/24/02	174500	1310	300	7	1923	5	7200	N	N	1020 LORAIN ST
003	543781	0320	8/27/01	168000	1320	630	7	1975	4	7560	Y	N	811 HARMONY LN
003	232006	9150	9/17/01	235000	1330	1330	7	1957	5	11278	Y	N	1951 GOSSARD ST
003	242006	9489	6/14/02	156000	1330	0	7	1960	3	10800	N	N	1989 LOWELL AV
003	309950	0045	6/14/01	186306	1350	300	7	1937	5	5412	N	N	1416 MARION ST
003	680221	0430	10/9/01	171150	1350	0	7	1991	3	8440	N	N	906 OLSEN PL
003	680221	0510	10/3/01	166000	1350	0	7	1991	3	8977	N	N	1004 BAYSINGER PL
003	807805	0160	11/19/02	214000	1350	0	7	1996	4	9200	N	N	1880 HIGHPOINT ST
003	392500	0010	11/19/02	183000	1360	0	7	1997	3	9575	N	N	2436 MCHUGH AVE
003	680221	0010	7/5/02	193450	1360	1120	7	1973	3	10192	N	N	105 BERNINGER ST

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	800510	0480	3/23/01	167000	1360	0	7	1920	5	5633	N	N	1705 MARSHALL AV
003	076681	0100	4/17/02	178500	1370	0	7	1993	3	9034	N	N	1208 FARRELLY ST
003	237280	0130	9/25/02	173000	1370	0	7	1958	5	8410	N	N	1037 GARFIELD ST
003	293820	0090	2/12/01	169900	1370	0	7	1965	4	9282	N	N	1127 FLORENCE ST
003	076680	0120	2/5/02	165000	1380	0	7	1991	3	8844	N	N	1101 BERILLA DR
003	076680	0140	1/3/01	160000	1380	0	7	1991	3	8844	N	N	1035 BERILLA DR
003	570650	0285	10/11/02	154950	1380	0	7	1970	3	7500	N	N	3051 DIVISION ST
003	680221	0030	10/11/01	167900	1390	0	7	1991	3	10313	N	N	201 BERNINGER ST
003	076681	0210	7/25/01	164900	1400	0	7	1990	3	8679	N	N	1009 WEST CT
003	262006	9001	8/7/02	175000	1400	0	7	1938	4	10080	N	N	2116 ROOSEVELT AV
003	680220	0520	8/27/01	170000	1400	0	7	1991	3	8421	N	N	201 SCHMID ST
003	680221	0130	12/26/01	166500	1400	0	7	1991	3	8410	N	N	407 BERNINGER ST
003	866100	0034	10/18/01	178950	1400	0	7	1998	3	6400	N	N	1784 GARFIELD ST
003	866100	0032	5/14/02	191500	1402	0	7	2002	3	8876	N	N	1808 GARFIELD ST
003	089800	0190	9/18/02	165000	1410	0	7	1925	4	9005	N	N	1254 PIONEER ST
003	570238	0510	6/28/02	185000	1410	0	7	1992	3	7750	N	N	105 JEWELL ST
003	771010	0191	8/20/02	173000	1419	0	7	1997	3	6748	N	N	1733 HARDING ST
003	076400	0220	7/12/02	179900	1420	500	7	1925	4	6924	Y	N	1005 MCKINLEY ST
003	232006	9355	2/26/01	170000	1420	0	7	1993	3	8226	N	N	3038 GOSSARD ST
003	680220	0260	8/31/01	170000	1420	0	7	1990	3	9354	N	N	513 BATHKE AV
003	680220	0230	7/10/02	174000	1430	0	7	1991	3	9044	N	N	603 BATHKE AV
003	680220	0900	10/29/02	165000	1430	0	7	1991	3	8564	N	N	305 CARLEY PL
003	232006	9114	4/23/01	209000	1440	640	7	1978	4	14108	Y	N	2885 KIBLER AV
003	369870	0120	11/2/01	160500	1450	0	7	1961	4	9923	N	N	2970 OLYMPIC PL
003	570238	0560	3/6/01	167000	1450	0	7	1991	3	6687	N	N	402 JEWELL ST
003	680220	0040	8/8/02	180000	1450	0	7	1991	3	8546	N	N	204 SCHMID ST
003	680220	0130	5/24/02	181500	1450	0	7	1991	3	9877	N	N	807 BATHKE AV
003	680220	0140	9/27/01	175000	1450	0	7	1991	3	9877	N	N	805 BATHKE AV
003	543781	0200	11/14/02	165300	1460	0	7	1978	4	8795	N	N	659 HARMONY LN
003	680220	0440	11/22/02	175000	1460	0	7	1991	3	8469	N	N	608 WALLACE AV

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	543782	0070	4/25/02	173000	1470	0	7	1979	4	7875	N	N	422 CHARWILA LN
003	771010	0210	4/4/02	191150	1470	600	7	1947	4	12320	N	N	2207 GRIFFIN AV
003	232006	9142	7/3/01	160000	1480	0	7	1949	4	7564	N	N	2109 ELMONT AV
003	680220	0210	9/4/02	174950	1480	0	7	1990	3	9044	N	N	607 BATHKE AV
003	713821	0160	10/3/02	190000	1480	0	7	1994	3	8400	N	N	345 RANDALL PL
003	379730	0320	6/20/02	194500	1490	0	7	1994	3	8653	N	N	3079 CHELSEA LN
003	559590	0395	3/27/02	159000	1490	0	7	1946	4	8949	N	N	1443 PIONEER ST
003	680221	0200	11/23/02	185000	1490	0	7	1992	3	9169	N	N	909 BATHKE AV
003	601850	0130	4/26/02	169000	1498	0	7	1939	4	5000	N	N	2007 LINCOLN AV
003	132006	9174	4/3/02	165000	1500	0	7	1959	4	10500	N	N	26431 SE 427TH ST
003	293820	0160	5/9/02	190000	1500	0	7	1967	4	10160	N	N	1170 FLORENCE ST
003	680220	0930	2/28/02	177900	1500	0	7	1990	3	8762	N	N	401 CARLEY PL
003	242006	9055	10/28/02	199500	1520	300	7	1938	5	8119	N	N	1300 PORTER ST
003	680220	0780	9/25/01	178000	1520	0	7	1991	4	8548	N	N	303 BANGERT PL
003	680220	0910	6/13/01	173000	1520	0	7	1991	3	8400	N	N	307 CARLEY PL
003	272290	0050	6/11/02	172000	1530	0	7	1960	4	8973	N	N	1472 GARFIELD ST
003	164500	0480	2/13/02	147000	1540	0	7	1968	3	7291	N	N	1759 MCKINLEY ST
003	076681	0280	11/9/01	170000	1550	0	7	1991	3	8424	N	N	3010 EDITH AV
003	680220	0350	5/7/01	172000	1550	0	7	1990	3	8424	N	N	303 WARWICK ST
003	142006	9070	6/25/01	184500	1560	0	7	1986	3	9301	N	N	3352 HARDING ST
003	257191	0070	9/25/02	221450	1560	570	7	1993	3	8459	N	N	559 HAZEL PL
003	272290	0090	7/25/02	169000	1560	0	7	1960	5	8925	N	N	1447 LORAIN ST
003	543782	0120	11/16/01	170000	1560	0	7	1979	4	8033	N	N	2514 HARMONY LN
003	543782	0450	3/12/01	172650	1560	0	7	1979	4	8400	N	N	601 CHARWILA LN
003	076681	0310	11/1/02	197500	1570	0	7	1991	3	8424	N	N	3012 EDITH AV
003	680220	1040	12/27/01	179395	1600	0	7	1991	3	8073	N	N	403 PETSCHAUER PL
003	680221	0320	4/19/02	181000	1610	0	7	1992	3	8418	N	N	905 OLSEN PL
003	164500	0650	10/30/02	171850	1620	0	7	1967	3	8216	N	N	1851 MCKINLEY ST
003	570238	0550	12/3/01	170000	1620	0	7	1991	3	8105	N	N	404 JEWELL ST
003	779200	0080	9/25/01	232500	1620	0	7	1957	4	27600	Y	N	28115 SE 451ST ST

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	076680	0460	4/29/02	182000	1630	0	7	1993	3	8447	N	N	2884 ELMONT AV
003	156590	0220	9/1/02	199900	1630	0	7	1992	3	8823	Y	N	133 CHINOOK AV
003	570238	0190	9/18/02	182000	1630	0	7	1990	3	6850	N	N	315 JEWELL ST
003	232006	9265	4/17/01	195000	1640	0	7	1949	4	20460	N	N	1878 GOSSARD ST
003	232006	9329	1/22/01	183900	1640	0	7	1986	4	10045	N	N	2723 KIBLER AV
003	257190	0250	2/22/02	173600	1640	0	7	1990	3	10787	N	N	579 FARRELLY ST
003	293810	0115	1/23/01	174950	1650	0	7	1962	4	9282	N	N	1224 LORAIN ST
003	543782	0010	12/18/02	173000	1650	0	7	1979	4	7875	N	N	606 CHARWILA LN
003	543782	0430	12/21/01	175000	1650	0	7	1979	4	8610	N	N	529 CHARWILA LN
003	680220	0990	2/27/01	165000	1650	0	7	1990	3	8500	N	N	308 CARLEY PL
003	713820	0020	12/11/01	190600	1650	0	7	1995	3	8400	N	N	3560 WETHERBEE LN
003	713820	0170	9/6/02	197500	1650	0	7	1994	3	8645	N	N	3306 WETHERBEE LN
003	713820	0190	11/14/01	186761	1650	0	7	1994	3	8510	N	N	380 RANDALL PL
003	713820	0450	4/1/02	190000	1650	0	7	1994	3	8469	N	N	410 GARLAND PL
003	713821	0150	1/15/02	203000	1650	0	7	1994	3	9022	N	N	325 RANDALL PL
003	713821	0300	7/15/02	186000	1650	0	7	1994	3	7709	N	N	380 WETHERBEE LN
003	932101	0080	2/15/02	179900	1650	0	7	1981	4	8980	N	N	1245 SEMANSKI ST
003	680220	0360	6/20/01	171500	1660	0	7	1990	3	9135	N	N	301 WARWICK ST
003	680220	0370	11/19/01	175900	1660	0	7	1990	3	11540	N	N	508 WALLACE AV
003	866100	0045	11/14/02	204000	1660	0	7	1977	4	10000	N	N	1856 GARFIELD ST
003	866100	0084	9/5/02	155000	1660	0	7	1983	3	6500	N	N	1960 GARFIELD ST
003	156590	0470	12/19/02	205000	1670	0	7	1992	3	10439	N	N	320 MICHAEL AV
003	570238	0380	4/27/01	175500	1670	0	7	1991	3	10094	N	N	205 JEWELL ST
003	570238	0440	2/26/01	184000	1670	0	7	1991	3	9959	N	N	119 JEWELL ST
003	570238	0630	10/14/02	192000	1670	0	7	1990	3	7606	N	N	306 JEWELL ST
003	370190	0050	1/3/01	169000	1672	0	7	1957	4	7267	N	N	1260 LAFROMBOISE ST
003	257191	0210	7/20/01	208000	1680	0	7	1993	3	8487	N	N	559 VICTOR ST
003	680220	0220	5/16/02	175000	1680	0	7	1991	3	9044	N	N	605 BATHKE AV
003	680221	0260	8/9/01	182950	1680	0	7	1992	3	8465	N	N	906 BATHKE AV
003	680221	0390	5/3/02	179950	1680	0	7	1992	3	8426	N	N	1008 OLSEN PL

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	232006	9111	4/11/02	232000	1690	600	7	1938	5	36900	N	N	1348 FLORENCE ST
003	076681	0450	8/7/01	196000	1700	0	7	1993	3	8441	N	N	3110 EDEL AV
003	192007	9006	8/15/01	239000	1700	0	7	1937	5	71438	N	N	27913 SE 432ND ST
003	771010	0111	2/28/02	190000	1700	0	7	1977	4	8917	N	N	2234 KIBLER AV
003	085300	0260	12/19/02	220000	1710	0	7	1935	5	5413	N	N	1535 GRIFFIN AV
003	232006	9127	11/21/02	220000	1720	0	7	1964	4	15476	N	N	3040 DIVISION ST
003	257191	0480	12/30/02	214000	1720	0	7	1992	3	7800	N	N	430 VICTOR ST
003	807805	0170	7/13/01	206000	1720	0	7	1996	3	9315	N	N	1900 HIGHPOINT ST
003	076681	0400	10/25/01	175000	1730	0	7	1994	3	10710	N	N	3111 EDEL AV
003	561510	0325	8/14/02	174000	1790	0	7	1974	4	8160	N	N	1354 CHINOOK AV
003	156590	0160	4/11/01	187000	1800	0	7	1992	3	10814	Y	N	102 CHINOOK AV
003	156590	0210	5/17/02	200000	1800	0	7	1992	3	9609	Y	N	123 CHINOOK AV
003	257191	0020	7/9/01	210000	1820	0	7	1993	3	8638	N	N	419 HAZEL PL
003	257191	0260	12/18/01	211500	1820	0	7	1992	4	9669	N	N	3043 CHRISTIANSON AV
003	570238	0300	5/24/01	178000	1820	0	7	1990	3	10065	N	N	221 JEWELL ST
003	076680	0350	7/25/01	190100	1830	0	7	1991	3	9033	N	N	2936 LINCOLN AV
003	561510	0035	1/17/02	200000	1850	0	7	1977	4	8112	N	N	1515 CHINOOK AV
003	156590	0540	3/27/01	199000	1860	0	7	1992	3	12534	N	N	174 MICHAEL AV
003	570238	0130	9/19/02	192000	1860	0	7	1991	3	6700	N	N	327 JEWELL ST
003	570238	0760	12/19/01	183000	1870	0	7	1991	3	7242	N	N	128 JEWELL ST
003	779200	0185	7/12/01	213500	1870	0	7	1958	4	26919	N	N	45019 284TH AV SE
003	232006	9109	7/25/02	230000	1886	0	7	1936	5	40283	N	N	1393 FLORENCE ST
003	379730	0350	2/11/02	195000	1890	0	7	1993	3	8631	N	N	3015 CHELSEA LN
003	379731	0260	3/23/01	205750	1890	0	7	1996	3	8875	N	N	3386 WYNALDA DR
003	561510	0329	1/24/02	165000	1900	0	7	1976	3	8160	N	N	1342 CHINOOK AV
003	614200	0180	2/25/02	203000	1950	0	7	1960	4	10914	N	N	26128 SE 426TH ST
003	614200	0010	12/13/01	197000	1960	0	7	1963	4	10914	N	N	26206 SE 426TH ST
003	232006	9247	11/13/02	213000	1970	0	7	1960	4	12600	N	N	1928 GOSSARD ST
003	293820	0030	9/10/01	197000	1970	0	7	1964	5	9282	N	N	1225 FLORENCE ST
003	713820	0110	12/20/01	212500	1970	0	7	1994	3	8400	N	N	3470 GARLAND PL

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	713820	0160	7/9/02	220000	1970	0	7	1994	3	8610	N	N	3334 WETHERBEE LN
003	713820	0250	11/8/01	199950	1970	0	7	1994	3	10338	N	N	535 BLANCHAT CT
003	713820	0380	7/16/02	221900	1970	0	7	1994	4	11587	N	N	3395 GARLAND PL
003	713820	0430	5/31/01	206000	1970	0	7	1994	3	8469	N	N	480 GARLAND PL
003	713821	0180	5/10/02	204000	1970	0	7	1994	3	8449	N	N	362 RANDALL PL
003	713821	0290	2/11/02	198700	1970	0	7	1994	3	8400	N	N	381 WETHERBEE LN
003	713821	0430	3/13/02	206000	1970	0	7	1995	3	15951	N	N	3509 WARD CT
003	713821	0450	10/15/01	192562	1970	0	7	1995	3	13880	N	N	550 HAMILTON PL
003	132006	9025	2/23/01	242000	1980	0	7	1909	5	24620	N	N	26806 SE 432ND ST
003	257191	0500	8/20/01	212950	2020	0	7	1992	3	9154	N	N	360 VICTOR ST
003	570238	0360	1/11/01	175500	2070	0	7	1991	3	6850	N	N	209 JEWELL ST
003	543780	0070	2/15/02	199900	2100	0	7	1970	4	13958	N	N	746 CHARWILA LN
003	257191	0110	9/18/01	213000	2160	0	7	1992	3	8515	N	N	434 HAZEL PL
003	379731	0170	4/24/02	199000	2180	0	7	1995	3	8467	N	N	3561 WYNALDA DR
003	379731	0220	3/9/01	210000	2190	0	7	1996	3	9732	N	N	3482 WYNALDA DR
003	164500	0230	1/8/01	209500	2950	0	7	1966	5	7600	N	N	1854 MCKINLEY ST
003	302007	9095	7/20/01	319950	970	950	8	1996	3	215622	Y	N	46111 290TH AV SE
003	800510	0840	12/13/01	172000	1430	0	8	1985	3	6000	N	N	1424 PORTER ST
003	248210	0030	10/22/02	210000	1540	0	8	1977	4	16800	N	N	28302 SE 428TH PL
003	076400	0180	9/12/02	187000	1670	0	8	1956	3	10800	N	N	1068 FLORENCE ST
003	232006	9288	4/23/01	299500	1670	1520	8	1943	5	21460	N	N	1903 GOSSARD ST
003	232006	9339	3/28/01	199950	1680	0	8	1985	3	14960	Y	N	3039 GOSSARD PL
003	807849	0130	2/26/01	194700	1690	0	8	1990	3	9600	N	N	3205 ALMADON ST
003	257192	0020	3/18/02	229500	1750	0	8	1995	3	11819	N	N	2855 OLIE ANN PL
003	302007	9083	8/26/02	280000	1830	0	8	1946	4	142005	N	N	46306 284TH AV SE
003	779200	0170	6/6/02	193000	1850	0	8	1960	4	24640	Y	N	44932 283RD AV SE
003	807849	0320	8/3/01	210000	1860	0	8	1991	3	9941	N	N	206 ALMADON ST
003	242006	9455	8/14/02	236000	1890	0	8	1984	4	13100	N	N	1250 MERRITT AV
003	257190	0220	10/14/02	210000	1900	0	8	1991	3	10748	N	N	519 FARRELLY ST
003	807849	0110	10/25/02	225000	1910	0	8	1991	3	10832	N	N	3411 WINTER PL

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	379730	0020	12/18/01	202000	1924	0	8	1993	3	9983	N	N	3046 WYNALDA DR
003	807849	0430	3/15/02	210000	1940	0	8	1990	3	12192	N	N	207 SUMMER PL
003	325750	0025	12/3/01	205000	1950	0	8	1983	4	8798	N	N	1471 FLORENCE ST
003	943290	0710	9/18/02	206000	1970	0	8	1994	3	8733	N	N	3029 KIBLER AV
003	943290	0060	5/30/01	215000	1980	0	8	1992	3	8581	N	N	1841 CARBON RIDGE ST
003	392501	0050	12/19/01	261000	1992	0	8	2001	3	9511	Y	N	3112 GARFIELD ST
003	352006	9047	7/2/01	220000	2020	0	8	1986	3	22600	N	N	46710 244TH AV SE
003	076681	0090	4/26/02	240000	2030	0	8	1993	3	8714	Y	N	1250 FARRELLY ST
003	312007	9111	6/17/02	268000	2050	0	8	1981	3	101494	Y	N	46430 287TH PL SE
003	426600	0030	12/17/01	296500	2074	0	8	2001	3	11205	N	N	3205 GARFIELD ST
003	807849	0160	11/19/01	202950	2080	0	8	1993	3	9975	N	N	3311 SPRING PL
003	858880	0010	4/2/01	239950	2080	0	8	1997	3	11099	N	N	2850 TERRY LN
003	543781	0190	11/21/02	200000	2120	0	8	1986	3	9614	Y	N	651 HARMONY LN
003	542282	0140	5/7/02	254932	2130	0	8	2002	3	9891	N	N	3286 PHILLIPS AV
003	943290	0660	3/25/02	203400	2140	0	8	1996	3	8284	N	N	3128 HUNTER CT
003	262006	9013	7/11/02	240000	2200	0	8	1973	4	49222	Y	N	24503 SE 448TH ST
003	132006	9164	6/13/01	240000	2210	0	8	1956	4	25575	N	N	3410 PORTER ST
003	943290	0260	5/9/02	215000	2270	0	8	1997	3	8439	N	N	1919 HIGHPOINT ST
003	943290	0290	6/14/01	216000	2270	0	8	1997	3	8437	N	N	1949 HIGHPOINT ST
003	943290	0360	11/1/02	220000	2270	0	8	1997	3	8939	N	N	1910 HAWK CT
003	076400	0130	12/5/01	184500	2280	0	8	1953	4	10800	N	N	1045 FLORENCE ST
003	807849	0240	9/19/02	248500	2320	0	8	1991	3	11154	N	N	209 SPRING PL
003	943290	0460	12/16/02	233500	2350	0	8	1992	3	8800	N	N	3001 CARBON RIDGE ST
003	392501	0020	9/24/01	280000	2370	0	8	2001	3	9514	N	N	3178 GARFIELD ST
003	302007	9069	10/9/01	273000	2380	0	8	1953	4	50094	Y	N	45301 288TH AV SE
003	542281	0120	12/7/01	250000	2400	0	8	2001	3	8837	Y	N	3213 LARSEN AV
003	943290	0470	11/1/02	225000	2410	0	8	1991	3	8415	N	N	3015 CARBON RIDGE ST
003	426600	0060	4/2/02	249500	2420	0	8	1990	3	10762	N	N	2370 MCHUGH AV
003	943290	0090	4/5/01	229000	2420	0	8	1994	3	8580	N	N	1921 CARBON RIDGE ST
003	943290	0270	12/10/01	235000	2420	0	8	1997	3	8439	N	N	1929 HIGHPOINT ST

**Improved Sales Used In This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
003	943290	0690	11/2/01	225000	2430	0	8	1996	3	8412	N	N	2920 CARBON RIDGE ST
003	943290	0770	1/11/02	223500	2430	0	8	1994	3	8400	N	N	2945 HIGHPOINT ST
003	542282	0160	2/13/02	290000	2490	0	8	2001	3	9903	Y	N	3320 PHILLIPS AV
003	541610	0160	8/3/01	264950	2510	0	8	2001	3	9240	N	N	3384 LARSEN AV
003	541610	0170	2/5/01	237950	2510	0	8	1999	3	9240	N	N	3400 LARSEN AV
003	542281	0050	10/12/01	259950	2510	0	8	2001	3	9900	N	N	3276 LARSEN AV
003	542282	0190	5/3/01	304888	2530	0	8	2001	3	9920	Y	N	3372 PHILLIPS AV
003	541610	0110	4/16/01	254950	2630	0	8	2001	3	8746	N	N	3363 LARSEN AV
003	542281	0170	5/3/02	268450	2630	0	8	2001	3	10000	N	N	3434 PHILLIPS AV
003	807849	0500	11/9/01	271500	2630	0	8	1998	3	14740	Y	N	210 SPRING PL
003	542281	0030	2/8/02	280450	2640	0	8	2001	3	9236	N	N	3389 PHILLIPS AV
003	542282	0080	3/6/02	296804	2640	0	8	2001	3	11469	Y	N	3229 PHILLIPS AV
003	379730	0010	3/7/01	214000	2680	0	8	1994	3	8504	N	N	3018 WYNALDA DR
003	541610	0190	6/7/01	254950	2690	0	8	1998	3	9240	N	N	3444 LARSEN AV
003	542281	0200	7/3/01	266000	2690	0	8	2001	3	8555	N	N	3482 PHILLIPS AV
003	542282	0110	11/26/01	274750	2690	0	8	2001	3	8896	Y	N	3228 PHILLIPS AV
003	542282	0180	5/3/01	293472	2690	0	8	2001	3	9914	Y	N	3354 PHILLIPS AV
003	542282	0170	11/12/01	287100	2740	0	8	2001	3	9908	Y	N	3338 PHILLIPS AV
003	542281	0190	10/8/01	279950	2780	0	8	2001	3	8400	N	N	3468 PHILLIPS AV
003	541610	0120	8/15/02	275000	2810	0	8	1998	3	10323	N	N	3341 LARSEN AV
003	542281	0010	5/16/01	264950	2810	0	8	2001	3	10433	N	N	3464 LARSEN AV
003	541610	0030	6/26/02	269950	2900	0	8	2001	3	8315	N	N	3521 LARSEN AV
003	542281	0180	3/18/02	277950	2900	0	8	2001	3	9259	N	N	3446 PHILLIPS AV
003	542282	0100	12/18/01	281378	2900	0	8	2001	3	9022	Y	N	31214 PHILLIPS AV
003	257191	0130	7/9/02	256500	3010	0	8	1992	3	9684	N	N	3099 LINK AV
003	855680	0050	4/17/01	334211	2050	0	9	2001	3	17005	N	N	2620 PERRY CT
003	855680	0080	3/23/01	329000	2470	0	9	2001	3	16540	N	N	2702 PERRY CT
003	232006	9352	6/25/02	400000	2960	0	9	1991	3	43563	N	N	3230 KIBLER AV
003	855680	0010	9/16/02	365000	3260	0	9	2001	3	14800	N	N	3187 FLORENCE ST
003	855680	0020	8/13/02	375000	3260	0	9	2001	3	14839	N	N	3165 FLORENCE ST

***Improved Sales Used In This Physical Inspection Analysis
Area 41***

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water- front	Situs Address
003	807849	0120	6/13/01	285000	3409	0	9	1992	3	10423	Y	N	330 SPRING PL
003	855680	0230	5/8/02	375000	3440	0	9	2001	3	11069	N	N	3244 FLORENCE ST
003	855680	0090	8/27/01	419950	3450	0	9	2001	3	19080	N	N	2714 PERRY CT

***Improved Sales Removed From This Physical Inspection Analysis
Area 41***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	016700	0010	11/19/01	90000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	019270	0080	12/20/02	148850	NON-REPRESENTATIVE SALE
003	034940	0300	3/25/02	135700	GOV'T AGENCY; EXEMPT FROM EXCISE TAX; ET.AL
003	076400	0165	4/12/01	110000	IMP. CHARACTERISTICS CHANGED SINCE SALE,ET.AL
003	076680	0300	6/21/01	158350	NON-REPRESENTATIVE SALE
003	076680	0470	8/21/01	170000	NON-REPRESENTATIVE SALE
003	076681	0440	8/13/01	188000	NON-REP.SALE; RELATED PARTY, FRIEND, OR NEIGH.
003	132006	9028	11/6/01	65000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	142006	9066	6/14/01	164900	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	164500	0640	12/6/02	159900	NON-REPRESENTATIVE SALE
003	192007	9007	1/17/02	150000	NO MARKET EXPOSURE
003	232006	9013	9/12/01	279000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232006	9083	12/13/02	162000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232006	9119	7/26/01	154000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232006	9167	12/19/02	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	232006	9176	11/14/01	355000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
003	232006	9274	11/19/01	150000	MULTI-PARCEL SALE
003	232006	9370	11/14/01	355000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
003	237280	0060	4/15/02	163000	NON-REPRESENTATIVE SALE
003	237280	0090	11/23/01	67399	QUIT CLAIM DEED
003	237280	0145	10/5/01	134500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242006	9227	2/26/02	139000	NO MARKET EXPOSURE
003	242006	9272	6/20/02	114075	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	242006	9291	6/27/01	155000	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHER
003	242006	9477	12/14/02	79000	QUIT CLAIM DEED
003	257190	0190	3/12/02	80500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	257190	0400	10/22/01	200000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	262006	9074	2/11/02	58245	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
003	262006	9112	6/17/02	265000	NO MARKET EXPOSURE
003	293810	0095	1/15/01	149000	NON-REPRESENTATIVE SALE
003	293820	0130	6/27/02	150000	NON-REPRESENTATIVE SALE
003	309950	0005	3/27/01	215000	NO MARKET EXPOSURE
003	309950	0055	4/11/01	137500	ESTATE ADMIN, GUARDIAN, OR EXEC.; NO MARKET EXPOSURE
003	379730	0030	3/12/01	176000	NON-REPRESENTATIVE SALE
003	392501	0010	1/4/01	55000	PRESALE - BELOW MARKET
003	541610	0010	7/17/01	251950	NON-REPRESENTATIVE SALE
003	541610	0040	6/28/01	246000	DIVORCE; NON-REPRESENTATIVE SALE
003	541610	0070	5/31/01	243900	RELOCATION - SALE BY SERVICE
003	543781	0020	5/24/01	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	559590	0190	6/21/01	80000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 41**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	559590	0260	9/20/01	120000	IMP. CHAR. CHANGED SINCE SALE; RELATED PARTY
003	560200	0055	6/21/02	159000	NON-REPRESENTATIVE SALE
003	560200	0060	2/21/01	142000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	560200	0075	3/22/01	129000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	560200	0105	5/16/02	158000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	560200	0296	5/25/01	86182	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
003	570650	0225	3/20/01	105000	NO MARKET EXPOSURE
003	570650	0320	11/25/02	80000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	570650	0460	9/14/01	127800	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
003	570650	0525	2/21/01	57450	QUIT CLAIM DEED & OTHER
003	570650	0595	3/22/01	46050	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	570650	0605	10/17/01	140800	NO MARKET EXPOSURE
003	601850	0075	10/25/02	75000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	601850	0105	8/23/02	160000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	601850	0156	11/17/02	146000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	601850	0215	9/25/01	129000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	680220	0190	10/29/01	149950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	680220	0470	2/11/02	160000	1031 TRADE
003	713820	0130	1/28/02	205000	NON-REPRESENTATIVE SALE
003	713820	0300	1/14/02	157000	NON-REPRESENTATIVE SALE
003	713820	0410	5/18/01	176200	NON-REPRESENTATIVE SALE
003	713821	0460	1/28/02	164218	NON-REPRESENTATIVE SALE
003	719580	0031	10/11/01	115000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
003	757550	0160	4/19/01	135000	NON-REPRESENTATIVE SALE
003	757550	0190	7/13/01	67215	QUIT CLAIM DEED; STATEMENT TO DOR
003	771010	0060	3/14/01	56000	NON-REPRESENTATIVE SALE
003	771010	0112	6/12/02	149900	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	771010	0150	3/9/01	85000	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHER
003	807805	0100	3/22/02	61900	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	855680	0040	7/11/02	177556	QUIT CLAIM DEED
003	866100	0035	5/15/02	175000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	866100	0062	6/19/02	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +4.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 41 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.5%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	25	0.934	0.984	5.4%	0.941	1.028
6	62	0.931	0.996	7.0%	0.979	1.013
7	197	0.938	1.002	6.8%	0.994	1.010
8	69	0.953	0.983	3.1%	0.965	1.000
9	8	1.041	0.979	-5.9%	0.914	1.045
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	82	0.942	0.992	5.3%	0.973	1.010
1951-1970	48	0.904	0.993	9.8%	0.972	1.013
1971-1990	78	0.953	0.999	4.8%	0.985	1.013
1991-1997	116	0.937	0.994	6.1%	0.984	1.003
1998-2002	37	0.991	0.996	0.5%	0.978	1.014
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	1.284	1.032	-19.7%	N/A	N/A
Average	213	0.957	0.996	4.0%	0.987	1.004
Good	98	0.938	0.993	5.9%	0.978	1.008
Very Good	49	0.896	0.993	10.7%	0.972	1.013
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	208	0.928	0.990	6.6%	0.980	1.000
1.5	25	0.942	0.991	5.2%	0.962	1.020
2	128	0.967	1.001	3.6%	0.993	1.010
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	19	0.915	0.984	7.5%	0.937	1.030
801-1000	36	0.945	0.991	4.9%	0.957	1.026
1001-1400	102	0.932	1.009	8.2%	0.999	1.019
1401-1800	100	0.932	0.992	6.4%	0.981	1.003
1801-2200	57	0.944	0.982	4.0%	0.965	0.999
2201-2600	22	0.977	0.997	2.1%	0.964	1.031
2601-3500	25	0.996	0.995	-0.2%	0.972	1.018

Area 41 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.5%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	324	0.948	0.997	5.1%	0.990	1.003
Y	37	0.924	0.981	6.1%	0.952	1.009
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	361	0.946	0.995	5.2%	0.988	1.001
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3	361	0.946	0.995	5.2%	0.988	1.001
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3000-7000	60	0.952	0.993	4.3%	0.971	1.016
7001-11000	238	0.950	1.005	5.8%	0.999	1.012
11001-15000	26	0.952	0.964	1.2%	0.942	0.985
15001-20000	9	0.969	0.977	0.9%	0.935	1.020
20001-43559	17	0.922	0.988	7.2%	0.938	1.038
1AC-10AC	11	0.840	0.916	9.1%	0.849	0.983

2002 Improved Parcel Ratio Analysis

District/Team: SE / Team 3	Lien Date: 01/01/2002	Date of Report: 5/20/2003	Sales Dates: 1/2001- 12/2002
Area 41 - Enumclaw	Analyst ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	361
Mean Assessed Value	177,000
Mean Sales Price	187,200
Standard Deviation AV	50,268
Standard Deviation SP	49,497

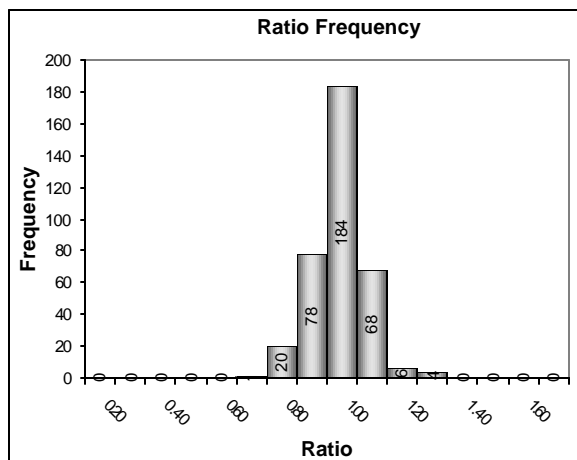
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.946
Median Ratio	0.950
Weighted Mean Ratio	0.946

UNIFORMITY	
Lowest ratio	0.669
Highest ratio:	1.289
Coefficient of Dispersion	6.69%
Standard Deviation	0.085
Coefficient of Variation	8.97%
Price Related Differential (PRD)	1.001

RELIABILITY	
95% Confidence: Median	
Lower limit	0.938
Upper limit	0.959
95% Confidence: Mean	
Lower limit	0.938
Upper limit	0.955

SAMPLE SIZE EVALUATION	
N (population size)	2953
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.085
Recommended minimum:	12
Actual sample size:	361
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	174
# ratios above mean:	187
z:	0.684
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 41

2003 Improved Parcel Ratio Analysis

District/Team:	SE / Team - 3	Lien Date:	01/01/2003	Date of Report:	5/20/2003	Sales Dates:	1/2001 - 12/2002
Area	41 - Enumclaw	Analyst ID:	CLIE	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	No
SAMPLE STATISTICS							
Sample size (n)		361					
Mean Assessed Value		186,200					
Mean Sales Price		187,200					
Standard Deviation AV		46,698					
Standard Deviation SP		49,497					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		1.000					
Median Ratio		1.000					
Weighted Mean Ratio		0.995					
UNIFORMITY							
Lowest ratio		0.805					
Highest ratio:		1.289					
Coefficient of Dispersion		4.85%					
Standard Deviation		0.066					
Coefficient of Variation		6.56%					
Price Related Differential (PRD)		1.005					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.993					
Upper limit		1.006					
95% Confidence: Mean							
Lower limit		0.993					
Upper limit		1.006					
SAMPLE SIZE EVALUATION							
N (population size)		2953					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.066					
Recommended minimum:		7					
Actual sample size:		361					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		178					
# ratios above mean:		183					
z:		0.263					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.20	1
0.25	1
0.30	1
0.35	1
0.40	1
0.45	1
0.50	1
0.55	1
0.60	1
0.65	1
0.70	1
0.75	1
0.80	1
0.85	1
0.90	22
0.95	163
1.00	159
1.05	15
1.10	1
1.15	1
1.20	1
1.25	1
1.30	1
1.35	1
1.40	1
1.45	1
1.50	1
1.55	1
1.60	1

Frequency

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 41

Both assessment level and uniformity have been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 41

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **summary mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.